174.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,000 / 748,000
					USE VALUE:	748,000 / 748,000
					ASSESSED:	748,000 / 748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SREMAC MARINKO & IZABELA
Owner 2:	
Owner 3:	
Street 1:	22 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANSELMAN MATTHEW & JENNIFER -
Owner 2:	-
Street 1:	22 ABERDEEN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Aluminum Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3760.000	375,000		373,000	748,000
Total Card	0.086	375,000		373,000	748,000
Total Parcel	0.086	375,000		373,000	748,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.44 /Parcel: 444.44

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116449

GIS Ref

GIS Ref

Insp Date 06/18/18

!13566!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,000	0	3,760.	373,000	748,000		Year end	12/23/2021
2021	101	FV	363,800	0	3,760.	373,000	736,800		Year End Roll	12/10/2020
2020	101	FV	430,900	0	3,760.	373,000	803,900	803,900	Year End Roll	12/18/2019
2019	101	FV	329,600	0	3,760.	367,600	697,200	697,200	Year End Roll	1/3/2019
2018	101	FV	340,000	0	3,760.	282,400	622,400	622,400	Year End Roll	12/20/2017
2017	101	FV	340,000	0	3,760.	266,400	606,400	606,400	Year End Roll	1/3/2017
2016	101	FV	311,600	0	3,760.	245,100	556,700	556,700	Year End	1/4/2016
2015	101	FV	294,800	0	3,760.	229,100	523,900	523,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:17:45

LAST REV

Date	Time
04/29/21	08:47:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSELMAN MATTH	67371-540		6/3/2016		720,000	No	No		
BRISSETTE MARC/	54925-566		6/30/2010		561,000	No	No		
EVIS WARD N	48734-169		12/27/2006		405,750	No	No		
	8884-327		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2021	332	Redo Bat	26,450	C				
7/29/2019	1137	Solar Pa	5,000	C				
4/18/2012	498	Manual	3,895					air sealing & insu
2/2/1994	21		15,000					FIRE DAMAGE-REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	MEAS&NOTICE	BS	Barbara S
12/19/2017	MEAS&NOTICE	BS	Barbara S
11/20/2008	Measured	345	PATRIOT
4/15/2007	MLS	MM	Mary M
4/25/2000	Inspected	263	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3760		Sq. Ft.	Site		0	70.	1.42	6									372,960						373,000	

Total AC/HA:	0.08632	Total SF/SM:	3760	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	372,960	Spl Credit		Total:	373,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34352708
Const Adj.:	0.99346465
Adj $ / SQ:	173.517
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460635
Depreciation:	85678
Depreciated Total:	374957

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

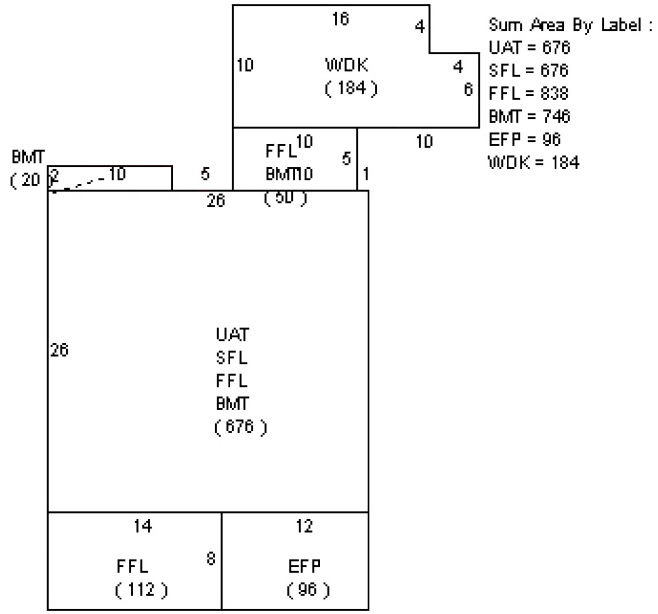
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.87
Special Features:	0	Val/Su Net:	138.43
Final Total:	375000	Val/Su SzAd	247.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	173.520	145,407
BMT	Basement	746	52.060	38,833
SFL	Second Floor	676	173.520	117,298
WDK	Deck	184	11.360	2,090
UAT	Upper Attic	169	133.610	22,580
EFP	Enclos Porch	96	55.220	5,301

Net Sketched Area:	2,709	Total:	331,509

Size Ad	1514	Gross Area	3216	FinArea	1683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	